

I, Maria Bartolini,

of Southborough, Worcester

County, Massachusetts,

being ~~un~~married, for consideration paid, grant to The Inhabitants of the Town of Southborough, a municipal corporation located in Worcester County, Massachusetts,

with quitclaim covenants

the land in said Southborough on the westerly side of Breakneck Hill Road near the house of Leo Bartolini and bounded and described as follows:

(Description and encumbrances, if any)

Beginning at a concrete bound on the westerly side of Breakneck Hill Road; thence along a curve with a radius of 14.80 feet 17.59 feet to a point of tangency; thence S 81°-39'-45" W 318.19 ^{feet} to a point of curvature; thence along a curve with a radius 326.92 feet 75.06 feet to a point of tangency; thence S 68°-30'-30" W 46.05 feet to a point of curvature; thence along a curve with a radius of 90 feet 46.83 feet; thence northerly 40 feet; thence along a curve with a radius of 50 feet 25.99 feet to a point of tangency; thence N 68°-30'-30" E 46.05 ^{feet} to a point of curvature; thence along a curve with a radius of 326.92 feet 84.24 feet to a point of tangency; thence N 81°-39'-45" E 297.09 ^{feet} to a point of curvature; thence along a curve with a radius of 10.13 feet 19.79 feet to a concrete bound at Breakneck Hill Road; thence southeasterly to the concrete bound at point of beginning.

Being a part of the same premises conveyed to me by Antonio Bartolini by deed dated May 10, 1937 and recorded with Worcester District Deeds, Book 2715, page 379.

Being the parcel of land shown on the plan of land filed herewith entitled "Plan and Profile of View Hill Road in Southborough, Mass., Scale Horiz. 1" equals 40 FT, Vert. 1" equals 4 FT, December 11, 1950, McCarthy Engineering Service, Natick, Mass."

The consideration for this instrument is less than one hundred dollars (\$100.00).

I, Antonio Bartolini

husband
wife of said grantor.

release to said grantee all right of tenancy by the curtesy ~~and other interests therein~~ and other interests therein.

Witness our hands and seals this 11th day of June 19 51.

Maria Bartolini
Antonio Bartolini

The Commonwealth of Massachusetts

Worcester, ss.

June 11, 19 51.

Then personally appeared the above named Maria Bartolini

and acknowledged the foregoing instrument to be her free act and deed, before me,

ALFRED W. HOWES

Notary Public — Justice of the Peace

My Commission expires

May 2, 19 58

Recorded July 12, 1951 at 3h. 29m. P. M.

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED)

Chapter 183, Section 11, General Laws

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

Statute Form of

Quitclaim Deed

18687

..... Maria... Bartoloni.....

TO

5.00

..... Town of Southborough.....

See Plan Book 175, Plan 56.

Worcester, ss. July 12, 1951

at 3 o'clock and 29 minutes P.m.

Received and Entered with.....

Worcester Dist. Reg. of Deeds

Book 3349 Page 396

Attest:

Robert P. Gallagher

Register

FROM THE OFFICE OF

Alfred W. Howes

41 Tremont Street

Boston, Mass.

Broadway Stationery Co.

Law Blanks

Boston - Mass.

Form 1881 - 1950

Completed

RECORDED

JUL 12 51 3 29 P

WORCESTER DISTRICT
REGISTRY OF DEEDS

We, Joseph Trioli and Anna M. Trioli, husband and wife, as tenants by
the entirety, both
of Southborough Worcester County, Massachusetts

being ~~unmarried~~, for consideration paid, grant to The Inhabitants of the Town of Southborough
within the County of Worcester and Commonwealth of Massachusetts
of

with quitclaim covenants

the land in that part of Southborough called Fayville shown as a proposed

(Description and encumbrances, if any)

road on a plan of land entitled "Southborough, Mass. Fayville Section,
Plan of the Trioli Lot, Scale 1"=40', February 1, 1951. E. H. Howard,
C. E.", which plan is to be recorded herewith, and bounded and described
as follows:

Beginning at a point in the southerly line of Turnpike Road one
hundred seventy-five (175) feet easterly of the easterly line of land
now or formerly of Fred G. Slawson; thence running southerly in a line
at right angles with Turnpike Road by land of one Lane and other land
of grantees three hundred fifty (350) feet and the easterly line of
said land is forty (40) feet easterly thereof and parallel thereto;
containing fourteen thousand (14,000) square feet, more or less.

The consideration for this instrument is less than one hundred
dollars (\$100.00).

I, Anna M. Trioli,

husband
wife of said grantor,

release to said grantee all rights of ~~tenancy by the curtesy~~
dower and homestead and other interests therein.

Witness our hands and seals this twelfth day of March 1951.

Joseph Trioli
Anna M. Trioli

The Commonwealth of Massachusetts

Worcester ss.

Southborough, March 12, 1951. 19

Then personally appeared the above-named Joseph J. Trioli and Anna M. Trioli

and acknowledged the foregoing instrument to be their free act and deed, before me

Alfred W. Howes

My commission expires May 3,

1951.

Alfred W. Howes

Justice of the Peace
Notary Public

Recorded April 20, 1951 at 9h. A. M.

[The following is not a part of the deed, and is not to be recorded]
EXTRACT FROM CHAPTER 502, SECTION 3, ACTS OF 1912.

Every deed in substance in the above form when duly executed shall have the force and effect of a deed in fee simple to the grantee, his heirs and assigns to his and their own use, with covenants on the part of the grantor for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him and that he will, and his heirs, executors and administrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

9146

Statute Form of

Quitclaim Deed

3.00

Joseph J. Trioli et ux

TO

Town of Southborough

See Plan Book 173, Plan 44.

Worcester, ss. April 20, 1951

at 9 o'clock ~~PM~~ ^{AM} MIDDSEX A. M.

Received and entered with

Worcester Dist. Reg. of Deeds

Book 3329 Page 530

Attest

Robert J. Gallagher
Register

From the Office of

Alfred W. Howes
41 Tremont Street
Boston, Mass.

PUBLISHED BY
LAWYERS STATIONERY CO.
BOSTON, MASS.

Compared

RECEIVED
AT 9.00 A. M.

APR 20 1951

WORCESTER DISTRICT
REGISTRY OF DEEDS

We, James J. Trioli and Edward J. Phair, as co-partners, both of
of Southborough, Worcester County, Massachusetts,

being ~~un~~married, for consideration paid, grant to The Inhabitants of the Town of South-
borough, a municipal corporation located in Worcester County, Massachu-
~~setts~~,
with quitclaim covenants

~~the land in~~ A certain parcel of land in the Fayville Section of South-
borough situated southeast of the northeast end of John Street as
laid out and accepted by the Town of Southborough in 1948

(Description and encumbrances, if any)

said parcel of land to be used for highway purposes only and bounded
and described as follows:

Beginning at the northeasterly end of John Street as now
accepted, thence southeasterly 79.88 feet in a curve bearing
to the right whose radius is 97.73 feet; thence S 48°-18' East
about 135 feet to land of James J. and Florence J. Trioli;
thence southerly by said land about 58 feet to other land of
Phair and Trioli; thence N 48°-18' West about 177 feet to the
southeasterly end of a curve; thence northwesterly 47.18 feet
by the curve whose radius is 57.73 feet, bearing to the left;
thence northerly across the end of John Street as now accepted
40 feet to the point of beginning.

Being a parcel of land southeast of the northeast end of
John Street as laid out and accepted by the Town of Southborough
in 1948 and as shown on a plan of land entitled "Southborough,
Mass., Fayville Section, Plan of John St. Extension, Scale:
1" equals 30', dated May 12, 1951, E. H. Howard, C. E. Framingham,
Mass."

The consideration of this instrument is less than one hundred
dollars (\$100.00).

I, Florence J. Trioli, wife of James J. Trioli and ~~husband~~
~~wife~~ ~~of said grantors~~
I, Phair, wife of Edward J. Phair, wives of the grantors,
release to said grantee all right of ~~tenancy by the entirety~~
~~dower and homestead~~ and other interests therein.

Witness our hands and seals this 11th day of June 19 51.

James J. Trioli
Florence J. Trioli
Edward J. Phair
Dorcas E. Phair

The Commonwealth of Massachusetts

Worcester, ss. June 11, 1951.

Then personally appeared the above named James J. Trioli and Edward J. Phair

and acknowledged the foregoing instrument to be their free act and deed, before me,

Alfred W. Howe
ALFRED W. HOWE Notary Public — Justice of the Peace

My Commission expires May 2, 1958

Recorded July 12, 1951 at 3h. 29m. P. M.

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED)

Chapter 183, Section 11, General Laws

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

Statute Form of

Quitclaim Deed

18689

James J. Trioli & Edw. J. Phair

TO

5.25

.....Town of Southborough.....

See Plan Book 175, Plan 57.

Worcester, ss., July 12, 1951

at 3 o'clock and 29 minutes P.m.

Received and Entered with.....

Worcester Dist. Reg. of Deeds

Book 3349 Page 397

Attest:

Robert P. Gallagher
Register

FROM THE OFFICE OF

Alfred W. Howes

41 Tremont Street

Boston, Mass.

Broadway Stationery Co.

Law Blanks

Boston - Mass.

Form 1861 - 1950

Compared

RECORDED

JUL 12 51 3 29 PM

WORCESTER DISTRICT
REGISTRY OF DEEDS

#2

We, James J. Trioli and Florence J. Trioli, husband and wife, as tenants
by the entirety, both
of Southborough, Worcester County, Massachusetts,

being ~~un~~married, for consideration paid, grant to The Inhabitants of the Town of South-
borough, a municipal corporation located in Worcester County, Massachu-
setts,

with quitclaim covenants

~~the land in~~

A certain parcel of land in the Fayville section of Southborough
situated southeast of the northeast end of John Street as laid out
(Description and encumbrances, if any)

and accepted as a town way in 1948 and adjoining the southeast end
of a parcel of land this day conveyed to said Town of Southborough by
James J. Trioli and Edward J. Phair, said parcel of land to be used
for highway purposes only and bounded and described as follows:

Beginning at the northwesterly corner thereof at land of Phair
and Trioli; thence S 48°-18' East about 340 feet to an iron pipe
bound; thence S 52°-18' East 200 feet; thence S 37°-42' West 40 feet;
thence N 52°-18' West 201.40 feet; thence N 48°-18' West about 300 feet
to land of Phair and Trioli; thence northerly by said land about 58
feet to the point of beginning.

Being a parcel of land southeast of the parcel this day conveyed
to the Town of Southborough by Edward J. Phair and James J. Trioli
as shown on a plan of land entitled "Southborough, Mass., Fayville
Section, Plan of John St. Extension, Scale: 1" equals 30', dated
May 12, 1951, E. H. Howard, C. E. Framingham, Mass."

The consideration of this instrument is less than one hundred
dollars (\$100.00).

I, Florence J. Trioli

husband
wife of said grantor.

release to said grantee all right of ~~tenancy by the entirety~~
dower and homestead and other interests therein.

Witness our hands and seals this 11th day of June 11, 1951.

James J. Trioli
Florence J. Trioli

The Commonwealth of Massachusetts

Worcester, ss.

June 11, 1951.

Then personally appeared the above named James J. Trioli

and acknowledged the foregoing instrument to be his free act and deed, before me,

Alfred W. Howes
Notary Public — Justice of the Peace
ALFRED W. HOWES
My Commission expires May 2, 1958

Recorded July 12, 1951 at 3h. 29m. P. M.

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED)

Chapter 183, Section 11, General Laws

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

Statute Form of
Quitclaim Deed

18688

..James..J..Trio..l..et..ux.....

TO 5.00

....Town..of..Southborough.....

See Plan Book 175, Plan 57.

...Worcester..ss..July..12..1951.
at 3...o'clock and ..29.. minutes ...P..m.

Received and Entered with.....

...Worcester..Dist...Reg...of..Deeds

Book..3349...Page..329.....

Attest:

Robert P. Gallagher

Register

FROM THE OFFICE OF

Alfred W. Howes

41 Tremont Street

Boston, Mass.

Broadway Stationery Co.

Law Blanks

Boston - Mass.

Form 1881 — 1950

Compared

RECORDED

JUL 12 51 3 29 PM

WORCESTER DISTRICT
REGISTRY OF DEEDS

3 #

I, JAMES H. HARRINGTON
of 8 Otsego Road, Worcester,

Worcester County, Massachusetts

being ~~un~~married, for consideration paid, and in full consideration of

grants to the Town of Southborough *

of Southborough, Worcester County, Massachusetts with quitclaim covenants

the land in Southborough, Worcester County, Massachusetts, bounded and described as follows:

~~XX~~

Commencing at a concrete bound set on the northerly line of Main Street at the westerly terminus of a curve that has a radius of 20.00 feet; said curve connects the northerly line of Main Street with the westerly line of Wyndemere Drive. Said point of beginning being further defined as being S. 76°-58'-40" E, 40.67 feet from the M.H.B. set on the northerly line of Main Street opposite baseline station 89+45.21 of the August 5, 1905 location of said Main Street;

THENCE Easterly and northeasterly by a curve to the left that has a radius of 20.00 feet, an arc distance of 31.42 feet to a concrete bound set at the northerly terminus of said curve on the westerly line of Wyndemere Drive;

THENCE N. 13°-01'-20" E, 73.40 feet to a concrete bound;

THENCE northerly and northeasterly by a curve to the right that has a radius of 503.60 feet, an arc distance of 284.50 feet to a concrete bound set at a point of reverse curve;

THENCE northeasterly, northerly and northwesterly by a curve to the left that has a radius of 260.00 feet, an arc distance of 440.17 feet to a concrete bound set at a point of reverse curve;

THENCE northwesterly and northerly by a curve to the right that has a radius of 440.00 feet, an arc distance of 330.22 feet to a concrete bound set at a point of reverse curve;

THENCE northerly and northwesterly by a curve to the left that has a radius of 935.22 feet, an arc distance of 502.35 feet to a concrete bound set at a point of reverse curve;

THENCE Northwesterly and northerly by a curve to the right that has a radius of 1117.83 feet, an arc distance of 326.30 feet to a concrete bound set at a point of reverse curve;

THENCE northwesterly and westerly by a curve to the left that has a radius of 25.00 feet, an arc distance of 26.62 feet to a concrete bound set at a point of reverse curve;

THENCE northwesterly, northerly, easterly, southeasterly, southerly and southwesterly by a curve to the right that has a radius of 75.00 feet, an arc distance of 401.16 feet to a concrete bound set at a point of reverse curve;

THENCE southwesterly and southerly by a curve to the left that has a radius of 25.00 feet, an arc distance of 28.65 feet to a concrete bound set at a compound curve;

THENCE Southerly and southeasterly by a curve to the left that has a radius of 1077.83 feet, an arc distance of 311.03 feet to a concrete bound set at a point of reverse curve;

THENCE Southeasterly and southerly by a curve to the right that has a radius of 975.22 feet, an arc distance of 523.84 feet to a concrete bound set at a point of reverse curve;

THENCE Southerly and southeasterly by a curve to the left that has a radius of 400.00 feet, an arc distance of 300.20 feet to a concrete bound set at a point of reverse curve;

(OVER)

(*XX
(Individual -- Joint Tenants -- Tenants in Common -- Tenants by the Entirety)

THENCE Southeasterly, southerly and southwesterly by a curve to the right that has a radius of 300.00 feet, an arc distance of 507.89 feet to a concrete bound set at a point of reverse curve;

THENCE Southwesterly and southerly by a curve to the left that has a radius of 463.60 feet, an arc distance of 261.90 feet to a concrete bound set at the southerly terminus of said curve;

THENCE S. 13°-01'-20" W, 73.40 feet to a concrete bound set at the northerly terminus of a curve;

THENCE Southerly and southeasterly by a curve to the left that has a radius of 20.00 feet, an arc distance of 31.42 feet to a concrete bound set on the northerly line of Main Street;

THENCE N. 76°-58'-40" W. by the northerly line of Main Street, 80.00 feet to the concrete bound first mentioned.

Witness my hand and seal this 15TH day of DEC. 1971.

James H. Huntington

The Commonwealth of Massachusetts

Worcester, ss.

15 DEC. 19 71

Then personally appeared the above named James H. Harrington

and acknowledged the foregoing instrument to be his free act and deed, before me

May Anderson
Notary Public — XJX

Notary Public — ~~XXXXXX of the State of~~

~~XX~~

MY COMMISSION EXPIRES JUNE 9, 1978

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

MASSACHUSETTS
Statute Form of
Quitclaim Deed

(INDIVIDUAL)

JAMES H. HARRINGTON

TO

Town of Southborough,
Massachusetts

....., 19.....

at.....o'clock and.....minutes.....m.

Received and entered with.....

.....Deeds

Book.....Page.....

Attest:

Register

FROM THE OFFICE OF

June, Fletcher & Whipple
340 Main Street, Room 800
Worcester, Mass. 01608
hch/ma

RETURN TO →

HOBBS & WARREN, INC.
PUBLISHERS STANDARD LEGAL FORMS
BOSTON - MASS.

FORM 882

REVISED CHAPTER 497 - 1969

LAW OFFICES OF
TAYLOR & FOLEY

41 TREMONT STREET
BOSTON 8, MASS.

TELEPHONE
LAFAYETTE 3-8370

WILLIAM H. TAYLOR
DAVID A. FOLEY
JEREMIAH J. SULLIVAN
WILLIAM J. FITZGERALD
ALFRED W. HOWES
PAUL E. MURPHY

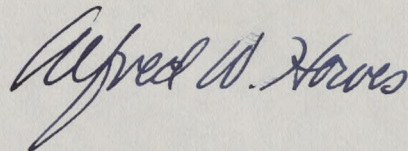
February 5, 1951.

Mr. John J. Rabeni
Town Clerk
Fayville, Massachusetts

Dear John:

Enclosed herewith is deed of Worcester Suburban Electric Company to the Town of Southborough, together with the vote authorizing the transfer. Both of these instruments have been recorded with the Registry of Deed, as has the plan. I suppose they belong in your records.

Very truly yours,



Enclosure
AWH:k

WORCESTER SUBURBAN ELECTRIC COMPANY

Certified Copy of Vote re
Quitclaim Deed to the
Town of Southborough

VOTED: That agreements of this Company as follows, viz.:

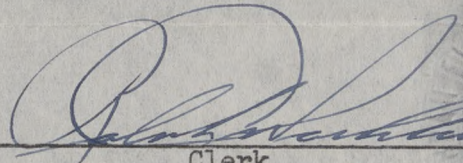
- - - - -
Quitclaim Deed to the Town of Southborough, conveying a
certain parcel of land in Southborough, Massachusetts,
located easterly of School Street, dated February 28,
1950 and executed by Thomas J. Hickey, Vice President,
and William C. Coburn, Treasurer.

and the execution thereof on behalf of this Company as herein
stated be and the same hereby are authorized, approved, adopted,
ratified and confirmed.

January 9, 1951

I, Ralph D. Washburn, hereby certify that I am Clerk of Worcester
Suburban Electric Company; that the foregoing is a true copy from the
records of vote passed at a meeting of the Directors of said Company duly
held March 15, 1950, at which meeting a quorum was present and acting
throughout; and that said vote has not since been altered or amended.

A t t e s t:


Clerk

Recorded Jan. 16, 1951 at 9h. A. M.

1236

RECEIVED
AT 9.00 A.M.

JAN 16 1951

WORCESTER DISTRICT
REGISTRY OF DEEDS

✓
1:50

Deed in Book 3313, Page 188.

Jan. 16, 1951

Worcester, ss.

at 9 h.

at A.M.

Received and Entered

with Worcester District Registry of Deeds.

Book 3313 Page 186

Attest:-

Robert P. Gallagher

Register.

✓
mail 2
E.A. W. Howe

Compared

WORCESTER SUBURBAN ELECTRIC COMPANY, a Massachusetts corporation, for consideration paid, grants to the TOWN OF SOUTHBOROUGH, a municipal corporation in Worcester County, Massachusetts, with quitclaim covenants, the land in Southborough, Worcester County, Massachusetts, situated northerly from Main Street and shown within the shaded lines on a plan entitled: "NEW ENGLAND POWER SERVICE COMPANY, PART OF NEW ENGLAND ELECTRIC SYSTEM BOSTON, MASS. WORCESTER SUBURBAN ELECTRIC COMPANY PLAN OF LAND IN SOUTHBOROUGH, MASSACHUSETTS TO BE CONVEYED TO INHABITANTS OF THE TOWN OF SOUTHBOROUGH, MASSACHUSETTS SCALE 1"=40' DATE JAN. 4, 1950 L-4387" a copy of which is attached hereto and made a part hereof, and is bounded and described according to said plan as follows:

Beginning at the southeasterly corner of the premises at land of New York, New Haven and Hartford Railroad Company and at the northeasterly corner of land of the Grantee;

Thence running S. $81^{\circ} 36'$ W. by said land of the Grantee 178.35 feet to remaining land of the Grantor at a point N. $8^{\circ} 24'$ W. 150 feet from an iron pipe set in the northerly side of Main Street;

Thence turning an interior angle of 90° and running N. $8^{\circ} 24'$ W., 100 feet to a point;

Thence turning an interior angle of 90° and running N. $81^{\circ} 36'$ E., 172.9 feet, more or less, to said Railroad land - the last two courses and distances being by remaining land of the Grantor;

Thence turning and running southeasterly by said Railroad land, 100.05 feet, more or less, to the place of beginning.

Containing 17,560 square feet, more or less, and being a portion of the same premises conveyed by Margaret Neary et ali to this Grantor by deed dated April 25, 1949, recorded with Worcester District Deeds in Book 3187 Page 451.

IN WITNESS WHEREOF the said WORCESTER SUBURBAN ELECTRIC COMPANY has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Thomas J. Hickey its Vice President and by William C. Coburn its Treasurer, being thereunto duly authorized, this 28th day of February, 1950.

WORCESTER SUBURBAN ELECTRIC COMPANY

By

Thomas J. Hickey
Vice President

By

William C. Coburn
TREASURER



COMMONWEALTH OF MASSACHUSETTS

Suffolk

SS

February 28, 1950

Then personally appeared the above named Thomas J. Hickey and William C. Coburn and acknowledged the foregoing instrument to be the free act and deed of the Worcester Suburban Electric Company, before me

Louis A. Farmer

APPROVED AS TO

FORM

TERMS

EXECUTION

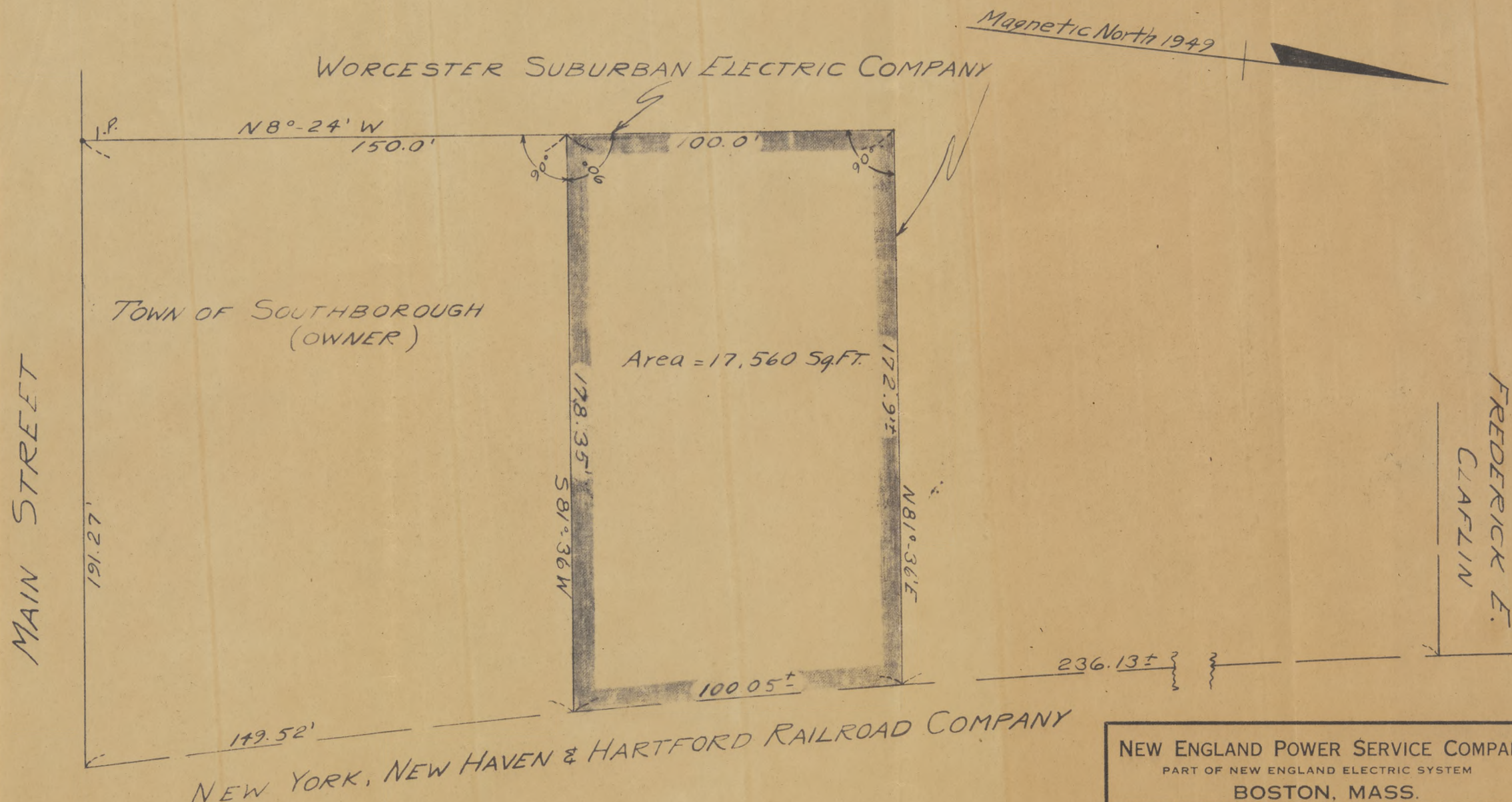
My commission expires

Louis A. Farmer
Notary Public

Sept 15, 1952

L-4387

FORM 134-9C-L-6-48



NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY

SOUTHBOROUGH, MASSACHUSETTS
WORCESTER COUNTY

NEW ENGLAND POWER SERVICE COMPANY
PART OF NEW ENGLAND ELECTRIC SYSTEM
BOSTON, MASS.

WORCESTER SUBURBAN ELECTRIC COMPANY
PLAN OF LAND IN
SOUTHBOROUGH, MASSACHUSETTS
TO BE CONVEYED TO
INHABITANTS OF THE TOWN OF
SOUTHBOROUGH, MASSACHUSETTS
SCALE 1"=40' DATE JAN. 4, 1950

INCHES ON ORIGINAL

L-4387

3.00

WORCESTER SUBURBAN ELECTRIC
COMPANY

TO

TOWN OF SOUTHBOROUGH

RECEIVED
AT 9 00 A.M.

JAN 16 1951

WORCESTER DISTRICT
REGISTRY OF DEEDS

QUITCLAIM DEED

See Plan Book 171, Plan 96.

Worcester, ss. Jan. 16, 1951

at 9 h. mK A.M. Received and Entered
with Worcester District Registry of Deeds.
Book 3313 Page 188 (Plan Excepted)
Attest:-

Robert P. Gallagher
Register.

*Mail
Answers
Southboro Mass*

Compared

KNOW ALL MEN BY THESE PRESENTS

that I, Edward C. Ramsdell,

of Southborough, Worcester County, Massachusetts,
being unmarried, for consideration paid, grant to The Town of Southborough, in said Com-
monwealth

with quitclaim covenants

the land in that part of said Southborough called Southville, for a Proposed
extension of Prentiss Street, as follows:

Beginning at a point in the southerly side of said Prentiss Street
at the westerly end of said street as laid out by the Selectmen in 1868
and recorded in the Town Records, said point being 22 rods (363 ft) wester-
ly from a boundin the westerly side line of Parkerville Road;

Thence running westerly in an extension of the southerly side of
Prentiss Street, by land of Jessie L. Beaton 50.5 ft., more or less to the
northwesterly corner of land of said Beaton and to land of Edward C. Rams-
dell; Thence turning and running southerly by land of Beaton 3.5 ft to a
point; thence turing and running westerly by land of Ramsdell at a right de-
flection of 1°-30' from the southerly side of Prentiss street above describe
and in the southerly side line of the proposed extension of Prentiss street,
280 feet to a point;

Thence turning and running in the arc of a circle of 40 ft radius, with
center located on the center line of the proposed extension of Prentiss
street westerly, northerly and easterly, 209.44 to a point, said point be-
ing 40 feet northerly from the last named point and in the northerly side
line of the proposed extension of Prentiss Street;

Thence turning and running easterly by land of said Ramsdell in the
northerly side line of the proposed extension of Prentiss street, 278.95
feet to a point; thence turning and running southerly at a right angle to
the northerly side line of Prentiss Street as now laid out, by land of
said Ramsdell 3.5 feet to a point in the westerly extension of the norther-
ly side line of Prentiss Street as laid out in 1868; thence turning and run-
ning easterly in an extension of the northerly side line of Prentiss Street,
approximately 50.5 to a point 33 feet northerly of the point of beginning
and at the westerly end of Prentiss street; thence turning running souther-
ly, by the westerly end of Prentiss street 33.0 feet to the point of begin-
ning.

The above described extension of Prentiss Street to be 33 feet in width

Said premises being a part of the premises conveyed to me by Calvin A.
Chambers from the end of the present layout to the westerly property line of Worcester County
Deeds, Book 2384, page 464.

land of Jessie L. Beaton, and 40 feet in width to the circular section

at the westerly end of the proposed extension, containing 17,782
square feet, more or less, and shown on plan entitled "Plan showing

Proposed Extension of Prentiss Street in Southville, Southboro, Mass."

Witness my hand and seal this twenty-sixth day of February, 1952.
dated February, 1952, Scale 1 inch = 40 feet, and drawn by E. Warren Ward,

Civil Engineer, Framingham, Mass.

Edward C. Ramsdell



The Commonwealth of Massachusetts

Southborough

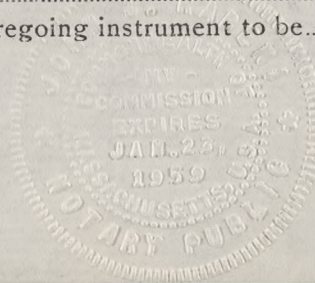
ss.

February 26, 1952

193

Then personally appeared the above named Edward C. Ramsdell

and acknowledged the foregoing instrument to be his free act and deed, before me



John J. Baber
Notary Public

Justice of the Peace

My commission expires

Jan 23

1959

that I, Edward C. Ramsdell,
of Southborough, Worcester County, Massachusetts,
being unmarried, for consideration paid, grant to The Town of Southborough, in said Com-
monwealth

the land in that part of said Southborough called Southville, for a Proposed extension of Prentiss Street, as follows:

Thence running westerly in an extension of the southerly side of Prentiss Street, by land of Jessie L. Beaton 50.5 ft., more or less to the northwesterly corner of land of said Beaton and to land of Edward C. Ramsdell; Thence turning and running southerly by land of Beaton 3.5 ft to a point; thence turning and running westerly by land of Ramsdell at a right deflection of $1^{\circ}-30'$ from the southerly side of Prentiss street above described and in the southerly side line of the proposed extension of Prentiss street, 280 feet to a point;

Thence turning and running in the arc of a circle of 40 ft radius, with center located on the center line of the proposed extension of Prentiss Street, 209.44 to a point; said point being 40 feet northerly from the last named point and in the northerly side line of said Ramsdell Street.

Thence turning and running easterly by land of said Ramsdell in the northerly side thereof to a point; thence turning and running southerly at a right angle to the northerly side line of said Ramsdell 3.5 feet to a point in the westerly extension of the northerly side line of the proposed extension; continuing thence and running easterly in an extension of the northerly side line of Prentiss Street, approximately 170 feet to the intersection of the extension of beginning and at the westerly end of Prentiss street; thence turning southerly, following the end of the bearing reference to the northerly side line of beginning.

husband
wife of said grantor,

release to said grantee all rights of ~~tenancy by the curtesy~~
~~dower and homestead~~ and other interests therein.

Witness my hand and seal this twenty-sixth day of February, 193~~4~~52.

Edward C. Hunsdel



Southborough ss. February 26, 1952 193

Then personally appeared the above named Edward C. Ramsdell
and acknowledged the foregoing instrument to be his free act and deed, before me

John J. Ruben
Notary Public Justice of the Peace
My commission expires Jan. 23 1959

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED.)

CHAPTER 183, SECTION 11, GENERAL LAWS

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

Robert J. [illegible]

Statute Form of
Quitclaim Deed

TO

193

at o'clock and minutes m.

Received and entered with Deeds

Book Page

Attest:

Register

FROM THE OFFICE OF

HOBBS & WARREN, INC.
PUBLISHERS STANDARD LAW BLANKS
BOSTON - MASS.
Form 881

10M-12-16-35

We, Alvah F. Hubley, the Senior of that name, and Florence G. Hubley, being husband and wife, and Alvah F. Hubley, the Junior of that name, all seized as joint tenants, all of Southborough
Worcester County, Massachusetts,

~~xxxxxxx~~ for consideration paid, grant to ~~Inhabitants~~ of the Town of Southborough, a municipal corporation located in Worcester County, with quitclaim covenants
~~xx~~

~~the land~~ A certain parcel of land, situated in Southborough, Worcester County, Massachusetts, situated on the northerly side of a County Road known as Southville Road and being shown as Parcel A, containing 33,402 square feet, on "Plan of Land in Southborough, Mass., Owned by Alvah F. and Florence G. Hubley, Scale 1 inch - 40 feet, May 7, 1954, Survey by MacCarthy Engineering Ser., Inc., Natick, Mass.

SOUTHERLY by said Southville Road in two courses measuring two hundred five and 51/100 (205.51) feet and sixty-nine and 49/100 (69.49) feet, respectively;

SOUTHWESTERLY by a curved line forming the junction of said Southville Road and Harrington Street, as shown on said plan, thirty-nine and 48/100 (39.48) feet;

WESTERLY by said Harrington Street, forty-six and 43/100 (46.43) feet;

NORTHWESTERLY by a curved line forming the junction of said Harrington Street and Highland Road, forty and 35/100 (40.35) feet;

NORTHERLY by said Highland Road, two hundred eighty (280) feet;

EASTERLY by land of Alvah F. and Florence G. Hubley, as shown on said plan, one hundred thirty-one and 36/100 (131.36) feet.

Being a part of the third parcel of land described in a deed of Alvah F. Hubley et al to us dated January 11, 1954 and recorded with Worcester District Deeds, Book 3562, page 301. See also deed of Alice M. Slocomb to Alvah F. Hubley et al dated September 27, 1939 and recorded with said Deeds, Book 2754, page 141.



I, Martha E. Hubley, wife of Alvah F. Hubley, the ~~husband~~ ~~wife~~ ~~of said grantor~~
Junior of that name,

release to said grantee all right of ~~tenancy by the entirety~~ dower and homestead and other interests therein.

Witness our hands and seals this

15th

day of June 1954.

Alvah F. Hubley Sr
Florence G. Hubley

Alvah F. Hubley Jr

Martha E. Hubley

The Commonwealth of Massachusetts

Worcester ss.

June 15, 1954

Then personally appeared the above named ~~Alvah F. Hubley, Senior~~

Florence G. Hubley

and acknowledged the foregoing instrument to be ~~her~~ free act and deed, before me,

Alfred W. Howe
Notary Public - Justice of the Peace
(ALFRED W. HOWE)

My Commission expires May 2, 1958

Recorded June 25, 1954 at 3h. 2m. P. M.

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED)

Chapter 183, Section 11, General Laws

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

Statute Form of

17827

Quitclaim Deed

Alvan F. Hubley, Sr., at .21.....
TO

Inhabitants of the Town of.....
Southborough

Worcester, ss. June 25, 1954.

at 3 o'clock and 2 minutes P.m.

Received and Entered with.....

Worcester Dist. Reg. of..... Deeds

Book 3597, Page 599.....

Attest.....

.....
Register

FROM THE OFFICE OF
Alfred W. Howes

41 Tremont Street
Boston, Mass.

.....

Mutual Stationery Co.

Law Blanks

Boston, Mass.

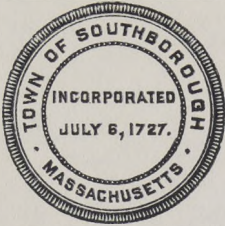
Form 1881 - 11-53

Compared

RECORDED

JUN 25 54 3 02 PM

WORCESTER DISTRICT
REGISTRY OF DEEDS



OFFICE OF THE
TOWN CLERK
SOUTHBOROUGH, MASS.

May 19, 1954

Alfred W Howes, Town Counsel
Southborough, Massachusetts

Dear Mr Howes;

The following Article was voted upon in legal manner at the Annual Town Meeting held in Southborough Mass. in March 1954.

Article 51. To see if the Town will vote to raise and appropriate or borrow the sum of \$30,000.00 for the purpose of building a new Fire Station in Cordaville and for purchasing land upon which to erect the same, and to authorize any of its Officers or Committees to enter into agreements and contracts relative to the same, or do or act anything in relation thereto. (Proposed by the Southboro Fire House Building Committee)

Voted ; That the sum of \$19,500.00 be appropriated for the purpose of constructing a fire station in Southville and for the purpose of furnishing and equipping the same; and for the further purpose of acquiring for said purposes the parcel of land situated on the northerly side of Southville Road and bounded on the west by Harrington Street, on the north by Highland Road and on the east by land of Hubley ***** and that the Selectmen be authorized and directed for the purpose of erecting said Fire Station to acquire by purchase or gift or by taking by right of Eminent Domain under Chapter 79 of the General Laws or otherwise, the parcel of land herein before described.

A standing vote was taken on Article 51.
Results of the vote.

In favor -----132
Against -----1

A true copy:
Attest:

Austin E Kelly
Austin E Kelly
Town Clerk
TOWN OF SOUTHBOROUGH
INCORPORATED
JULY 6, 1727

Recorded July 29, 1954 at 9h. 58m. A. M.

21903



200

RECORDED

JUL 29 54 9 58 A

WORCESTER DISTRICT
REGISTRY OF DEEDS

Mail

Alfred M. Hower

41 Tremont St

Boston

Worcester, ss. July 29, 1954
at 9 h. 58 m. A. M. Recorded
with Worcester District Registry of Deeds.
Book 3606 Page 426

Attest:-

Robert T. Gallagher
Register

Compared:

LAW OFFICES OF
TAYLOR & FOLEY

41 TREMONT STREET
BOSTON 8, MASS.

TELEPHONE
LAFAYETTE 3-8370

WILLIAM H. TAYLOR
DAVID A. FOLEY
JEREMIAH J. SULLIVAN
WILLIAM J. FITZGERALD
ALFRED W. HOWES
PAUL E. MURPHY
WILLIAM H. TAYLOR, JR.
JOHN J. CAMPBELL
JOSEPH F. FEENEY
ROBERT H. MANLEY

August 17, 1954.

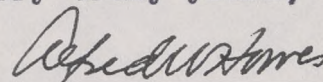
Austin Kelley, Town Clerk
Southborough
Massachusetts

Dear Austin:

Enclosed is deed of Alvah F. Hubley et al to the Town of Southborough and partial release from the Framingham Co-operative Bank, both of which have been recorded with the Registry of Deeds in Worcester.

The property described in the deed is the area in Southville where the town intends to build a new fire station.

Very truly yours,



Alfred W. Howes

enc
k

LAW OFFICES OF
TAYLOR & FOLEY

41 TREMONT STREET
BOSTON 8, MASS.

TELEPHONE
LAFAYETTE 3-8370

WILLIAM H. TAYLOR
DAVID A. FOLEY
JEREMIAH J. SULLIVAN
WILLIAM J. FITZGERALD
ALFRED W. HOWES
PAUL E. MURPHY
WILLIAM H. TAYLOR, JR.
JOHN J. CAMPBELL
JOSEPH F. FEENEY
ROBERT H. MANLEY

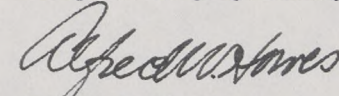
August 25, 1954.

Mr. Austin Kelley
Town Clerk
Southboro, Mass.

Dear Austin:

Enclosed herewith is vote which has been recorded
in connection with the Hubley land which is to be used
for a fire station. This goes with the deed which I
sent you previously.

Very truly yours,


Alfred W. Howes

enc
k

Framingham Co-operative Bank, a corporation duly established by law and having a usual place of business in Framingham, Middlesex County, Massachusetts, the holder of a mortgage by Alvah F. Hubley, the Senior of that name, and Florence G. Hubley, husband and wife, and Alvah F. Hubley, the Junior of that name, seized as joint tenants to said Framingham Co-operative Bank dated January 11, 1954

recorded with Worcester District Registry of Deeds, Book 3562 Page 311 for consideration paid, release to said Alvah F. Hubley, the Senior of that name, and Florence G. Hubley, being husband and wife, and Alvah F. Hubley, the Junior of that name, all interest acquired under said mortgage in the following described portions of the mortgaged premises, being a portion of Parcel No. 3 described therein.

A certain parcel of land, situated in Southborough, Worcester County, Massachusetts, situated on the northerly side of a County Road known as Southville Road and being shown as Parcel A, containing 33,402 square feet, on "Plan of Land in Southborough, Mass., Owned by Alvah F. and Florence G. Hubley, Scale 1 inch - 40 feet, May 7, 1954, Survey by MacCarthy Engineering Ser., Inc., Natick, Mass.

SOUTHERLY by said Southville Road in two courses measuring two hundred five and 51/100 (205.51) feet and sixty-nine and 49/100 (69.49) feet, respectively;
SOUTHWESTERLY by a curved line forming the junction of said Southville Road and Harrington Street, as shown on said plan, thirty-nine and 48/100 (39.48) feet;
WESTERLY by said Harrington Street, forty-six and 43/100 (46.43) feet;
NORTHWESTERLY by a curved line forming the junction of said Harrington Street and Highland Road, forty and 35/100 (40.35) feet;
NORTHERLY by said Highland Road, two hundred eighty (280) feet;
EASTERLY by land of Alvah F. and Florence G. Hubley, as shown on said plan, one hundred thirty-one and 36/100 (131.36) feet.

In witness whereof, the said FRAMINGHAM CO-OPERATIVE BANK

has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by

Kenneth L. Atwell its Treasurer this 9th day of June A. D. 19 54



FRAMINGHAM CO-OPERATIVE BANK

by

Kenneth L. Atwell
Treasurer

The Commonwealth of Massachusetts

Middlesex, ss.

June 10, 19 54

Then personally appeared the above named Kenneth L. Atwell, Treasurer

and acknowledged the foregoing instrument to be the free act and deed of the Framingham Co-operative Bank,

before me

Richard D. Karb

Notary Public — Justice of the Peace

My commission expires

49-

RICHARD D. KARB

Notary Public

My Commission Expires Sept. 28, 1956

June 9, 1954

I hereby certify that at a meeting of the Board of Directors of the Framingham Co-operative Bank held this day, the within Partial Release of a certain mortgage from Alvah F. Hubley, the Senior of that name, and Florence G. Hubley, husband and wife, and Alvah F. Hubley, the Junior of that name, seized as joint tenants, to the Framingham Co-operative Bank dated January 11, 1954 and recorded with Worcester District Registry of Deeds in Book 3562, Page 311, was considered, and it was "Voted that the Treasurer, Kenneth L. Atwell, be and hereby is authorized and directed to execute the same in the name and behalf of the Bank and under its corporate seal for nominal consideration.

A true record.

Attest:

Kenneth L. Atwell
Clerk.

17826

Statute Form of
Partial Release of Mortgage
[CORPORATION]
FRAMINGHAM CO-OPERATIVE BANK

TO

ALVAH F. HUBLEY, SR. ET ALI

Worcester, ss. June 25, 1954
at 3 o'clock and 2 minutes P. m.

Received and entered with

Worcester Dist. Reg. of Deeds

Book 3597 Page 597

Attest: *Robert P. Gallagher*
Register

Register

FROM THE OFFICE OF

BOX: HARGRAVES, KARB, WILCOX & GALVANI

HOBBS & WARREN, INC.
PUBLISHERS STANDARD LEGAL FORMS
BOSTON - MASS.

Form 984
Compared

RECORDED
JUN 25 54 3 02 PM
WORCESTER DISTRICT
REGISTRY OF DEEDS